

**Table A.1b**  
**Affordable Lending Shares for Major Sectors**  
**of the Home Purchase and Refinance Mortgage Market in Metropolitan Areas, 1997 and 1998**

Borrower Characteristics	Total Market	FHA	Conventional Conforming Market				Total Conforming Market
			Freddie Mac	Fannie Mae	Both GSEs	Depositories	
Low-Income: 1997	31.1 %	47.1 % <sup>1</sup>	20.6 %	22.7 %	21.8 %	28.0 %	28.1 %
1998	28.1	48.2	21.7	22.5	22.1	26.2	25.8
African American: 1997	8.0	14.2	3.2	4.2	3.8	4.8	6.3
1998	6.5	13.7	3.0	3.2	3.1	4.4	5.0
Hispanic: 1997	7.4	17.8	4.8	5.7	5.3	4.6	5.4
1998	6.7	17.2	4.4	4.9	4.7	4.5	5.2
Minority: 1997	20.1	35.6	13.1	16.3	15.0	13.4	16.7
1998	18.0	34.8	12.2	14.0	13.2	13.1	15.3
<b>Neighborhood Characteristics</b>							
Low-Income Tract: 1997	13.6 %	18.9 %	8.6 %	9.6 %	9.2 %	11.9 %	12.7 %
1998	11.5	17.4	8.1	8.4	8.2	10.9	10.7
High-Minority Tract: 1997	17.8	27.5	11.8	15.1	13.8	12.2	15.9
1998	16.2	27.2	11.5	13.2	12.5	12.2	14.5
High African-American Tract: 1997	7.1	9.7	3.5	4.6	4.2	5.1	6.6
1998	5.8	9.1	3.6	3.5	3.5	4.7	5.3
Underserved Areas: 1997	30.0	41.1	21.6	23.9	22.9	26.5	27.8
1998	26.8	39.9	21.0	21.5	21.3	25.0	24.8

Notes: All the data are for home purchase and refinance mortgages. The FHA, depositories, and the two market percentages are derived from 1997 and 1998 HMDA data. The GSE percentages are derived from the loan-level data that Fannie Mae and Freddie Mac provide to HUD. The GSE data include all loans purchased during 1997 and 1998; thus, these data include their purchases of seasoned loans (i.e., mortgages originated prior to 1997 or 1998) as well as their purchases of mortgages originated during 1997 and 1998. The "Total Market" combines the government sector (FHA and VA loans) and the conventional conforming market. Thus, it includes all loans except "jumbo" loans above the 1997 (1998) conforming loan limit of \$214,600 (\$227,150). The "Depositories" data refer to new originations that are not sold by banks and thrift institutions during 1997-1998 and thus are retained in depository portfolios. The HMDA data for low-income borrowers exclude mortgages with a loan-to-borrower-income ratio greater than six.

<sup>1</sup> Each percentage represents the share of a sector's portfolio accounted for by the borrower or neighborhood characteristic. For example, 47.1 percent of FHA-insured home loans were loans for low-income borrowers. It should be noted that due to FHA's streamline refinance program, borrower income data were not available for almost 70 percent of FHA's refinance loans.